



FOR LEASE

RETAIL | HIGH QUALITY RETAIL UNITS FOR LEASE

1218 Baltzan Boulevard

EVERGREEN CROSSING, SASKATOON

 **CUSHMAN & WAKEFIELD**
Saskatoon

PROPERTY DETAILS

\$34.00

Asking Price, PSF

\$13.86*

2025 Est. Occupancy, PSF

District:	Evergreen
Zoning:	B4MX (<i>Integrated Commercial Mixed-Use</i>)
Parcel #:	203423622, 203423734
Total Building Size:	72,642 SF
Total Rentable Area:	± 2,200 SF
Parking:	Ample paved parking common to site

HIGHLIGHTS

- Abundance of on-site parking and additional street front angled parking
- Bicycle parking
- Dedicated walking and cycling paths that lead through the centers green space
- Recreation Amenities: Sasktel Soccer Centre, Meewasin Northeast Swale, Saskatoon Forestry Farm & Zoo, Terry Fox Track
- Schools: Sylvia Fedoruk School, St. Nicholas Catholic School, St. Joseph High School, and Centennial High School



LEAD AGENT

SCOTT FRIESEN

President / Broker

1-306-934-3377

scott.friesen@cwsaskatoon.com

 **CUSHMAN & WAKEFIELD**
Saskatoon

AVAILABILITY

FOR LEASE | Evergreen Crossing, Saskatoon SK

100% Leased

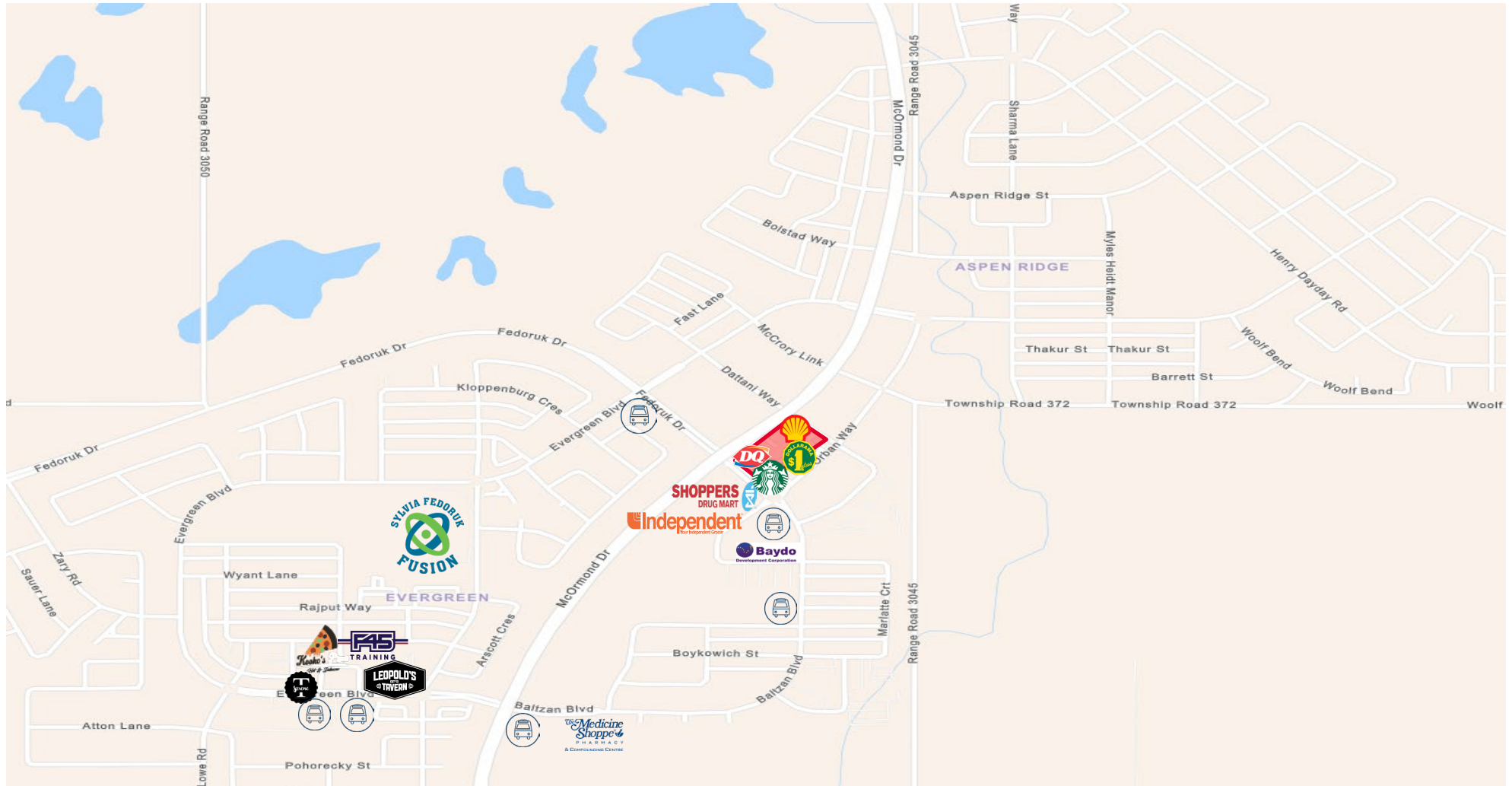


Available:

NEIGHBOURHOOD PROFILE

EVERGREEN | ASPEN RIDGE

FOR LEASE | Evergreen Crossing, Saskatoon SK



- Dollarama
- Shell
- Dairy Queen
- Athena Nails & Spa
- Oxygen Yoga
- YXE Dental

- Starbucks
- Booster Juice
- Subway
- Wireless Age
- Mary Brown's
- Lucky's Indian Ala Carte

- Kumon
- Busters Pizza
- Evergreen Cannabis
- Pet Valu
- Warman Physio
- Medicine Shoppe

LOCATION

FOR LEASE | Evergreen Crossing, Saskatoon SK



NORTH PRAIRIE TOWNHOMES

- Bellatowns in Evergreen
- 120 townhome units
 - 2-3 Bedroom & Garage

SEYMOUR PACIFIC

- Juniper gardens
- 162 rental units (1-2-3 Bedroom)
 - Phase 2: 116 rental units
- Evergreen Bend
- 204 rental units

BAYDO

- Multi-family
- Two - 6 storey Res Towers
- Baydo Plaza
 - 212 Rental Units
 - 1, 2 and 3 Bedrooms
- Phase 3-5 Under Construction
- Aspen Point
 - 38 Rental Units
- 1500 plus occupants within 2 block radius of Evergreen Crossing Shopping Centre

PHASE 1 FEATURES

- 2 Story Medical
- YXE Dental
- Pharmacy
- Dollarama
- Shell Gas Bar
- Dairy Queen Drive Thru
- Kumon
- Lucky's
- Joyous Pizza
- Starbucks
- Pet Value
- Cannabis Evergreen
- Mary Browns
- Subway



RESIDENTIAL NEIGHBORHOODS



Evergreen

- 655 acres
- 12,622 projected population
- 2,021 single family units
- 3,691 units

Aspen Ridge

- 635 acres
- 13,120 projected population upon completion

Willowgrove

- 544 acres
- 8,420 population
- 1,715 single family units
- 1,120 multi units

Silverspring

- 442 acres
- 5,164 population
- 1,317 single family units
- 362 multi units

Evergreen Crossing Phase 3

Evergreen Crossing Phase 2

Evergreen Crossing Phase 1



SCOTT FRIESEN

President / Broker

1-306-934-3377

scott.friesen@cwsaskatoon.com

MATT PRIEL

Senior Sales Associate

1-306-261-2375

matt.priel@cwsaskatoon.com

OFFICE

1-306-934-3377

info@cwsaskatoon.com

CUSHMAN & WAKEFIELD SASKATOON
A LOCAL FIRM WITH GLOBAL REACH

215-350 3rd Avenue North
Saskatoon, SK S7K 2J1
cushmanwakefieldsaskatoon.com

©2024 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.